

087.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

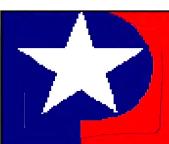
825,600 / 825,600

USE VALUE:

825,600 / 825,600

ASSESSED:

825,600 / 825,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
90		CUTTER HILL RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MEEHAN KAMM G & CATHERIN A	
Owner 2:	
Owner 3:	
Street 1: 90 CUTTER HILL ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 2229 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

101	One Family	4526	Sq. Ft.	Site	0	70.	1.23	12													
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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4526.000	433,100	3,500	389,000	825,600		55111
Total Card	0.104	433,100	3,500	389,000	825,600	Entered Lot Size	GIS Ref
Total Parcel	0.104	433,100	3,500	389,000	825,600	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	370.39	/Parcel: 370.39	Land Unit Type:	Insp Date
							10/26/18

PREVIOUS ASSESSMENT								Parcel ID	087.0-0004-0003.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	433,100	3500	4,526.	389,000	825,600		Year end	12/23/2021
2021	101	FV	420,700	3500	4,526.	389,000	813,200		Year End Roll	12/10/2020
2020	101	FV	420,700	3500	4,526.	389,000	813,200	813,200	Year End Roll	12/18/2019
2019	101	FV	314,300	3500	4,526.	361,300	679,100	679,100	Year End Roll	1/3/2019
2018	101	FV	314,300	3500	4,526.	361,300	679,100	679,100	Year End Roll	12/20/2017
2017	101	FV	314,300	3500	4,526.	316,800	634,600	634,600	Year End Roll	1/3/2017
2016	101	FV	314,300	3500	4,526.	289,000	606,800	606,800	Year End	1/4/2016
2015	101	FV	306,800	3500	4,526.	255,700	566,000	566,000	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
	20684-360		7/1/1990		90,500	No	No	A					

BUILDING PERMITS											ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
2/27/1998	113	Porch	10,000					ADD 2ND FL TO PORC	10/26/2018	Inspected	BS	Barbara S				
									9/21/2018	MEAS&NOTICE	CC	Chris C				
									3/27/2009	Meas/Inspect	163	PATRIOT				
									4/4/2000	Measured	263	PATRIOT				
									12/1/1981		MM	Mary M				

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

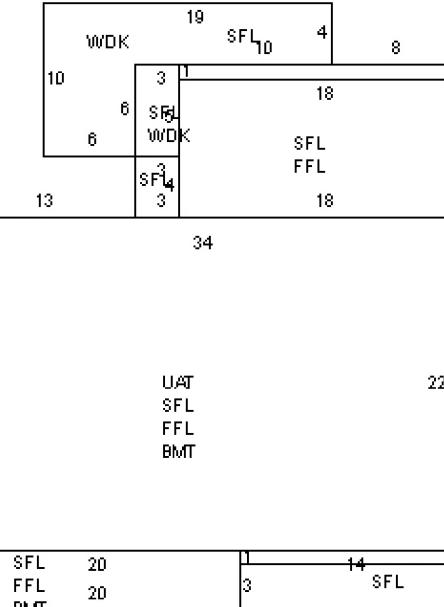
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	8 - Brick Veneer	20%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	2	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Good

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 3
	Baths: 2	HB: 2

OTHER FEATURES**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	

NAME:

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	8	3	

DEPRECIATION

Phys Cond: GD - Good	18. %
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	18.6 %

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.16420174
Const Adj.:	0.98588204
Adj \$ / SQ:	149.210
Other Features:	120700
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	532110
Depreciation:	98972
Depreciated Total:	433137
WtAv\$/SQ:	AvRate:
Juris. Factor:	Before Depr:
Special Features:	164.13
Final Total:	0
	Val/Su Net:
	135.90
	Val/Su SzAd
	212.10

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	Before Depr:
	164.13

Special Features:	Val/Su Net:
0	135.90

Final Total:	Val/Su SzAd
433100	212.10

Size Ad	Gross Area	FinArea	2229
	3748		

SKETCH

PARCEL ID	087.0-0004-0003.0
Code	Description
A	Y/S
Qty	
Size/Dim	
Qual	
Con	
Year	
Unit Price	
D/S	
Dep	
LUC	
Fact	
NB Fa	
Appr Value	
JCod	
JFact	
Juris. Value	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1936	26.36	T	40	101			3,500			3,500

More: N

Total Yard Items:

3,500

Total Special Features:

Total:

3,500